

173.0

0003

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

669,300 / 669,300

669,300 / 669,300

669,300 / 669,300

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
18		LORNE RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: LEIBENSPERGER MICHAEL J	
Owner 2:	
Owner 3:	

Street 1: 18 LORNE ROAD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry: Own Occ: Y
Postal: 02476	Type:

PREVIOUS OWNER
Owner 1: ALLEN BREE V -
Owner 2: -
Street 1: 18 LORNE ROAD
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains 4,050 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 1930, having primarily Wood Shingle Exterior and 1481 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z R2 TWO FAMIL 100 water
o
n
Census: Exempt
Flood Haz:
D Topo 7 Steep
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes
101 One Family 4050 Sq. Ft. Site 0 70. 1.34 6

**IN PROCESS APPRAISAL SUMMARY**

Legal Description							
101 4050.000 290,200 379,100 669,300							
Total Card 0.093 290,200 379,100 669,300	Entered Lot Size						
Total Parcel 0.093 290,200 379,100 669,300	Total Land:						
Source: Market Adj Cost	Land Unit Type:						

**PREVIOUS ASSESSMENT**

Parcel ID 173.0-0003-0008.0									
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes Date
2020	101	FV	290,200	0	4,050.	379,100	669,300	669,300	Year End Roll 12/18/2019
2019	101	FV	250,800	0	4,050.	373,600	624,400	624,400	Year End Roll 1/3/2019
2018	101	FV	250,800	0	4,050.	287,000	537,800	537,800	Year End Roll 12/20/2017
2017	101	FV	250,800	0	4,050.	270,800	521,600	521,600	Year End Roll 1/3/2017
2016	101	FV	250,800	0	4,050.	249,100	499,900	499,900	Year End 1/4/2016
2015	101	FV	223,500	0	4,050.	232,800	456,300	456,300	Year End Roll 12/11/2014
2014	101	FV	223,500	0	4,050.	214,400	437,900	437,900	Year End Roll 12/16/2013
2013	101	FV	223,500	0	4,050.	214,400	437,900	437,900	12/13/2012

**SALES INFORMATION**

TAX DISTRICT								PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
ALLEN BREE V	51938-402	12/1/2008		500,000		No	No					
DREW PATRICE P	45092-68	4/29/2005		495,000		No	No					
GROLNIC SUSAN R	34832-89	2/15/2002		339,000		No	No					
SCULLY JOHN	27776-443	10/17/1997		235,000		No	No	Y				

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/18/2018	1356	Redo Bat	40,000	C				
7/5/2016	929	New Wind	4,000		7/5/2016			Two replacement en
8/21/2014	1052	Re-Roof	11,075		8/22/2014			Strip and re-roof.
6/2/2002	397	Addition	18,000	C		G4	GR FY04	12X5 ADDITION-12X1
1/23/1997	44	Dormers	16,000					REM/ADD DORMER

**ACTIVITY INFORMATION**

Date	Result	By	Name
11/29/2018	MEAS&NOTICE	HS	Hanne S
10/27/2008	Meas/Inspect	345	PATRIOT
10/2/2005	MLS	HC	Helen Chinal
5/15/2002	MLS	MM	Mary M
5/13/2000	Inspected	197	PATRIOT
12/21/1999	Mailer Sent		
12/14/1999	Measured	263	PATRIOT
7/19/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA



Prior Id # 1:	115002
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	12/11/20
Prior Id # 2:	03:22:44
Prior Id # 3:	
ekelly	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## EXTERIOR INFORMATION

Type:	9 - Contemporary	
Sty Ht:	1H - 1 & 1/2 Sty	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:		

## **GENERAL INFORMATION**

GENERAL INFORMATION		COND
Grade:	C+ - Average (+)	Locat
Year Blt:	1930	Total U
Alt LUC:		Fl
Jurisdict:	G4	% C
Const Mod:		Na
Lump Sum Adt:		

#### **INTERIOR INFORMATION**

INTERIOR INFORMATION			
Avg Ht/FL:	STD		
Prim Int Wall:	2	- Plaster	
Sec Int Wall:	1	- Drywall	50 %
Partition:	T	- Typical	
Prim Floors:	4	- Carpet	
Sec Floors:	3	- Hardwood	30 %
Bsmnt Flr:	4	- Carpet	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	2	- Gas	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

## MOBILE HOME

Make:

odel:

Serial #: |

Year:

Color:

## THE FEATURES

Bath	1	Rating:	Good
Bath:		Rating:	
Bath:	1	Rating:	Good
QBth		Rating:	
Bath:	1	Rating:	Good
IBth:		Rating:	
urFix:		Rating:	

## OTHER FEATURES

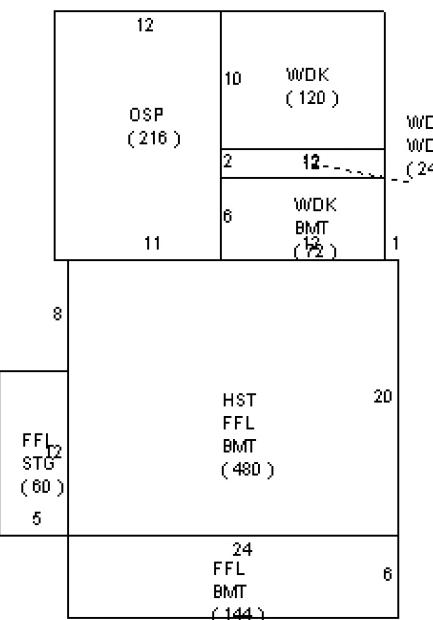
Kits:	1	Rating:	Good
Kits:		Rating:	
Frpl:		Rating:	
Flue:		Rating:	

### **CONDOS INFORMATION**

## COMMENTS

#### **BEDS AND FAMILY IN BSMT.**

SKETCH



SUB AREA

SUB AREA					SUB AREA DETAIL					
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	696	98.530	68,575	BMT	100	GFB	80	G	
FFL	First Floor	684	167.560	114,614						
HST	Half Story	240	167.560	40,215						
WDK	Deck	240	10.100	2,423						
OSP	Screen Porch	216	26.370	5,695						
STG	Storage	60	9.270	556						
Net Sketched Area:		2,136	Total:		232,078					
Size Ad	924	Gross Are	2376	FinArea	1481					

#### SUB AREA DETAIL

